

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 LANDEN AVENUE BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,200,000

&

\$2,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,338,800

Property type

House

Suburb

Balwyn North

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 MARONG GROVE BALWYN VIC 3103	\$2,300,000	23-May-26
64 GREYTHORN ROAD BALWYN NORTH VIC 3104	\$2,415,000	28-Apr-26
11 CARRIGAL STREET BALWYN VIC 3103	\$2,195,000	13-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 August 2026



2 MARONG GROVE BALWYN VIC 3103

Sold Price

\$2,300,000

Sold Date

23-May-26



4



1



2

Distance

1.73km



64 GREYTHORN ROAD BALWYN NORTH VIC 3104

Sold Price

\$2,415,000

Sold Date

28-Apr-26



5



2



2

Distance

0.58km



11 CARRIGAL STREET BALWYN VIC 3103

Sold Price

\$2,195,000

Sold Date

13-Mar-26



4



2



3

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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